

COMMITTEE ON LAND USE
(Standing Committee of Berkeley County Council)

Chairman: Mr. Phillip Farley, Council Member District No. 1

A meeting of the **COMMITTEE ON LAND USE**, Standing Committee of Berkeley County Council, was held on **Monday February 8, 2010**, in the Assembly Room of the Berkeley County Administration Building, 1003 Highway 52, Moncks Corner, South Carolina, at 6:29 pm.

PRESENT: Chairman Phillip Farley, Council District No. 1; Committee Member Timothy J. Callanan, Council District No. 2; Committee Member Robert O. Call, Jr., Council District No. 3; Committee Member Cathy S. Davis, Council District No. 4; Committee Member Dennis L. Fish, Council District No. 5; Committee Member Jack H. Schurlknight, Council District No. 6; Committee Member Caldwell Pinckney, Jr., Council District No. 7; County Supervisor Daniel W. Davis, ex officio; Ms. Nicole Scott Ewing, County Attorney; and Ms. Barbara B. Austin, Clerk of County Council. Committee Member Steve C. Davis, Council District No. 8 was excused.

In accordance with the Freedom of Information Act, the electronic and print media were duly notified.

Chairman Farley called the meeting to order and asked for approval of minutes for the Land Use meeting held on January 11, 2010.

It was moved by Committee Member Pinckney and seconded by Committee Member Schurlknight to **approve** the minutes as presented. The motion passed by unanimous voice vote of the Committee.

A Consideration prior to **First Reading** of the following:

1. An **ordinance** to add and amend certain sections of **Ordinance No. 04-11-68**, adopted November 23, 2004, which amended Ordinance No. 01-8-35 adopted August 27, 2001, and Ordinance No. 02-8-33 adopted August 26, 2002, Zoning and Development Standards Ordinance, "**Berkeley County Zoning Ordinance**".
[Planning Commission recommended approval]

Mr. Eric Greenway, Zoning Administrator, stated this ordinance authorizes the staff to clean up dilapidated structures, unclean lots and abandoned vehicles and collect the costs for the cleanup through the property tax process on an annual basis.

Committee Member Call stated that a Georgia newspaper article was given to Ronnie Brewer, Chief Building Inspector, regarding a Blight Tax, which is an extra assessment that is put on blighted properties. This would offset the assessments of the surrounding properties.

Mr. Ronnie Brewer, Chief Building Inspector, stated the article is being researched by Mr. Wilson Baggett, County Assessor.

It was moved by Committee Member Schurlknight and seconded by Committee Member Pinckney to **approve** prior to **First Reading**, an **ordinance** to add and amend certain sections of **Ordinance No. 04-11-68**, adopted November 23, 2004, which amended Ordinance No. 01-8-35 adopted August 27, 2001, and Ordinance No. 02-8-33 adopted August 26, 2002, Zoning and Development Standards Ordinance, "**Berkeley County Zoning Ordinance**". The motion passed by unanimous voice vote of the Committee.

2. Request by Michelle Cooper for Lois Dangerfield, located near 668 Broughton Road, Moncks Corner, **TMS #122-00-03-145** (40.74 acres), **from F1, Agricultural District to PD-MU Planned Development Mixed Use District**. Council District No. 8.

[Staff recommended approval]

[Planning Commission recommended approval]

Committee Member Fish inquired if the easement of the existing cemetery would be impacted?

Mr. Greenway replied that the easement will be affected to some degree. Staff, the property owner and the concerned family have agreed to negotiate the easement issue to everyone's satisfaction. It will not have a negative impact on the cemetery due to the relocation of the driveway.

It was moved by Committee Member Schurlknight and seconded by Committee Member Callanan to **approve** prior to **First Reading**, the **Request by Michelle Cooper for Lois Dangerfield**. The motion passed by unanimous voice vote of the Committee.

3. Request by Mike Platt for Brenda Wells, 1810 Eastside Street, Summerville, **TMS #222-14-02-022** (2.60 acres), **from R2, Manufactured Residential District to RNC, Rural & Neighborhood Commercial District**. Council District No. 4.

[Staff recommended denial]

[Planning Commission recommended denial]

Ms. Greenway stated that staff recommended denial because the area is residential. There are some grandfathered commercial uses in the area, but not a formal commercial zoning district in this neighborhood. The property is grandfathered as a salvage and auction site. The new Rezoning Code and the Comprehensive Land Use Plan will be available this spring. It is planned for the Rezoning Code to have a thorough overhaul. This property could be reviewed next year for a possible Neighborhood Commercial Zoning District. This zoning would allow for a beauty shop, office, etc. that would not have a detrimental impact on the surrounding neighborhood. The RNC zoning is currently too broad to establish that type of zoning district in this residential area.

It was moved by Committee Member C. Davis and seconded by Committee Member Schurlknight to **deny** prior to **First Reading**, the **Request by Mike Platt for Brenda Wells**. The motion passed by unanimous voice vote of the Committee.

B. Review prior to Second Reading of Bill No. 10-01, an ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: South Carolina Public Service Authority, 553 Cross Station Road, Cross, Surrounding Land of TMS #032-00-03-040 (810 +/- acres), from F-1, Agricultural District to HI, Heavy Industrial District. Council District No. 7.

It was moved by Committee Member Pinckney and seconded by Committee Member Schurlknight to **approve** prior to **Second Reading, Bill No. 10-01**. The motion passed by unanimous voice vote of the Committee.

It was moved by Committee Member Schurlknight and seconded by Committee Member Callanan to **adjourn** the Committee on Land Use meeting. The motion passed by unanimous voice vote of the Committee.

The meeting ended at 6:36 pm.

March 8, 2010

s/Barbara B. Austin, CCC
Clerk of County Council